

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



January 26, 2023

Randy Bauer
Clayton Properties Group II / Oakwood Homes
4908 Tower Road
Denver, Colorado 80249

Re: Technical Submission Review – Kings Point North West – Site Plan (ISP)
Application Number: **DA-1609-20**
Case Numbers: **2021-6058-00**

Dear Mr. Bauer:

Thank you for your technical submission, which we started to process on January 10th, 2023. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since some issues remain, you will need to make another technical submission. Please revise your previous work and send us a new submission. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates, Planner I
City of Aurora Planning Department

cc: Layla Rosales, Terracina Design
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1609-20tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The notes regarding landscaping responsibilities need to be updated to reflect the meeting on 1/18/23. [Landscaping]
- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. [Civil Engineering]
- A sight-distance easement will be required in several locations. [Traffic Engineering]
- Several valves have been requested to be moved out of the ROW. Also, ensure proper coordination has started in terms of implementing utilities in CDOT ROW. [Aurora Water]
- This site plan will not be fully approved until Tree Protection Plan has been approved. [Forestry]
- Continue to work on License Agreements and Easement Dedications. [Real Property]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. There were no community comments on this review.

2. Planning Comments (Comments in teal)

2A. There were no more Planning comments on this review.

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

[ISP Page 1]

3A. This note is to be updated to reflect the outcome of the meeting on 1/18/23 between city staff, the consultant team, and the applicant. Additional graphics are being prepared to supplement this note.

[Landscape Plan Page 1]

3B. This note will need to be revised per the meeting held on 1-18-23 with City staff, the applicant, and the consultant team. A separate plan/sheet is being prepared regarding triggers and timing.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

[ISP Page 1]

4A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. Comments were provided 11/21/22 and no subsequent submittal has been made

4B. Per the previous comment, add the following note: "Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns, and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut."

5. Traffic Engineering (Steven Gomez / 303-739-7300 / segomez@auroragov.org / Comments in amber)

[ISP Page 1]

5A. This ISP will not be approved until the Kings Point North/Prairie Point Master documents have been approved.

[ISP Page 7]

5B. Adjust striping to point vehicle to center of circulating lane.

5C. Add raised median.

[ISP Page 10]

5D. Sightlines not shown

5E. Add sight triangle lines, typ.

[Landscape Plan Page 3]



- 5F. Verify all mature plant heights within sight triangles do not exceed COA 4.04.2.10 height requirements.
Some plant heights do not meet the requirement. Remove/replace plants as needed.

[Landscape Plan Page 4]

- 5G. Mature plant height exceeds COA 4.04.2.10 height requirements. Remove/replace the plant

- 5H. Sight distance easement will be required.

[Landscape Plan Page 5]

- 5I. Sight distance easement will be required.

[Landscape Plan Page 11]

- 5J. Sight distance easement will be required.

[Landscape Plan Page 12]

- 5K. Sight distance easement will be required.

[Landscape Plan Page 13]

- 5L. Sight distance easement will be required.

6. Aurora Water (Nina Khanzadeh / 303-883-2060 / nkhanzad@auroragov.org / Comments in red)

[ISP Page 1]

- 6A. PDR to be approved prior to site plan approvals

[ISP Page 12]

- 6B. Include what CDS is.

- 6C. Please ensure proper coordination has started in terms of implementing utilities in CDOT ROW.

- 6D. Ensure that maintenance has a minimum of 8 ft path to access components of the pond and top of outlet structures- TYP all ponds.

[ISP Page 13]

- 6E. Where is the utility easement for this?

[ISP Page 14]

- 6F. Any way to move the check valve outside of ROW to ease traffic control measures/maintenance needs in the future?

[ISP Page 16]

- 6G. Can we move this outside of the road/ROW?

- 6H. What is this serving?

[ISP Page 26]

- 6I. Ensure grading in all areas has a max 4:1 so maintenance staff can have vehicular access.

7. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

- 7A. This site plan will not be approved until Tree Protection Plan has been approved.

8. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 8A. Any easements or Right of Ways that need to be dedicated should be by plat or separate documents. Plat would be the optimum way for dedications of these items. If by separate documents, then contact Andy Niquette at dedicationproperty@auroragov.org to start the dedications. Send in the Certificate of Taxes Due for public R.O.W. being dedicated to the City of Aurora. Add the note on the first page as indicated.